



## BOLTON NEIGHBORHOOD ASSOCIATION

Draft Minutes for June 16, 2020 Zoom Monthly Meeting

Meeting Called to Order: 7:05 PM    Members: 22 attendees

Meeting norms with Zoom: Spent time (still) working out the kinks and learning how to use Zoom with attendees. Erich Kunrath was especially helpful with an overview on where to find and use the various Zoom tools. Especially helpful was how to mute, find visual displays of “Clapping”, “Thumbs-up, or Thumbs-down” on IPAD, phones and other computers. Fun learning process with everyone and everyone did exceptionally well. There are more tools that can be used; however, we all made good progress to be able run an effective meeting.

Draft Minutes: May 19, 2020 Minutes were reviewed and approved, with 1 abstention

Review, revised and approved draft Agenda:

Treasurer’s Report Walt Swan: \$4523.90 in BNA checking account. \$14.95 was debited for another month of the Zoom license.

Gramor Presentation of Plans for Central Village Post Office site by Matt Grady, Frank Schmidt and Ken Sandblast, Westlake Consultants.

Matt Grady reviewed the history of the past years efforts by the City and Gramor to accommodate the USPS and ensure the presence a Post Office in West Linn. Greg Shelton, USPS Real Estate Specialist is the USPS lead person on this project. Shelton led the Town Hall meeting in June 2019 where residents strongly voiced their desire to keep a Post Office in West Linn.

At the time of the lease renewal with Gramor, 1 1/2 years ago, Shelton stated that the USPS wanted a full sized post office and needed a 2 acre site to accommodate

a 10,000 sq ft building, loading ramp and parking for their mail trucks. USPS has not found a suitable sized lot in West Linn.

Gramor explored buying adjacent properties to create a larger building site. However, the topography of these properties is sloped, difficult to remediate and does not allow the buildable lot size needed.

Matt Grady presented two plans for the site; a retail post office, and a retail building. Gramor will submit plans for both applications to the City.

Plan 1: (and preferred by Gramor) is a 5000 sq. ft. retail post office with reconfigured parking that integrates seamlessly with the Market of Choice. This design opens up and expands the parking, improves the traffic flow, and provides pedestrian walkways along Burns Street and between the market and the post office.

In January 2020, Greg Shelton accepted Gramor's plan for a retail post office and agreed to the terms of a lease. USPS will need to find 1 acre site to house a 5000 sq. ft. building and parking for its delivery trucks. Several sites are available.

Following his acceptance, Mr. Shelton told Gramor that additional approvals from USPS committees could take 8-10 months. Gramor believes this is a delaying tactic and needs a decision this fall.

Unless the USPS approves this agreement for the retail post office and lease in the next few months, Gramor will proceed to Plan 2.

Plan 2 - Is a 6,500 sq. ft. retail building for tenants that could include a restaurant. The building footprint is similar to the retail post office building with the reconfigured parking and walk ways.

There was a spirited discussion where many questions and concerns were raised. All attendees felt strongly that Plan 1 will be the best use of this space and they fully support Gramor's post office design. All attendees felt it is important to retain a post office in West Linn and very important to keep the retail post office in Central Village. It is seen as a hub, along with the Library and the Market.

These three elements are important to the viability of the businesses in Central Village.

In the opinion of the attendees, the Gramor post office plan meets the needs of West Linn. However, unless the USPS accepts Greg Shelton's recommendation in the next few months, Gramor will use the site for retail space only and the City of West Linn will be without a post office.

As unanimous as it was that the post office was the right use for the space, some neighbors voiced resistance to additional retail for two reasons. First, it increased competition for existing businesses and second there are presently empty commercial spaces in Central Village that Gramor has not been able to lease.

What can be done to accelerate the USPS approval process before time runs out?

Next Steps:

1. Councilor Richard Sakelik will request that Matt Grady present Gramor plans and proposals to the City Council in the hope that the City Council will redouble its efforts with our federal representatives to encourage the Post Office to maintain our post office in our city.
2. President Bob McCarthy will contact, Dan Mahr, Field Representative for Sen. Merkley and share this new information so that he can continue his joint work with the Field Representatives of Sen. Wyden and Rep. Schrader.
3. Matt Grady had an important assignment for the neighborhood association. He needs help finding a 1 acre site that the post office could use as a collecting, sorting and distribution center. It needs to house another 5,000 sq ft building. Any neighbor who is aware of commercial property for sale or available soon, should contact Matt Grady with this information.

Future Agenda Items:

1. Andrew Kilstrom, to discuss the West Linn High School proposed stadium and parking expansion.

2. Assessment of BNA interest in Bolton Fire House as Community Center, Jason Conn, Pres. West Linn Collaborative.
3. Print new Bolton Neighborhood Walking Tour Booklet.
4. Safe Route to School, Daniel'le DeVoss, *City Associate Engineer*
5. Maddax Woods and proposed memorial for James Weaver.

Reflections on this meeting.

- Lots of “thumbs up. A good meeting. Lively, with good use of our norms for listening, candor and respect.
- Include Zoom contact information and links on our agendas so it is easy to find how to join. The Zoom contact information will also be in our “Hot Topics” section of the City of West Linn Bolton webpage.

Adjourn. Approximately 8:51pm

Bolton Neighborhood Association Board Members  
Robert McCarthy, President      Erich Kunrath, Vice President  
Janet McCarthy, Secretary  
<https://westlinnoregon.gov/bolton>